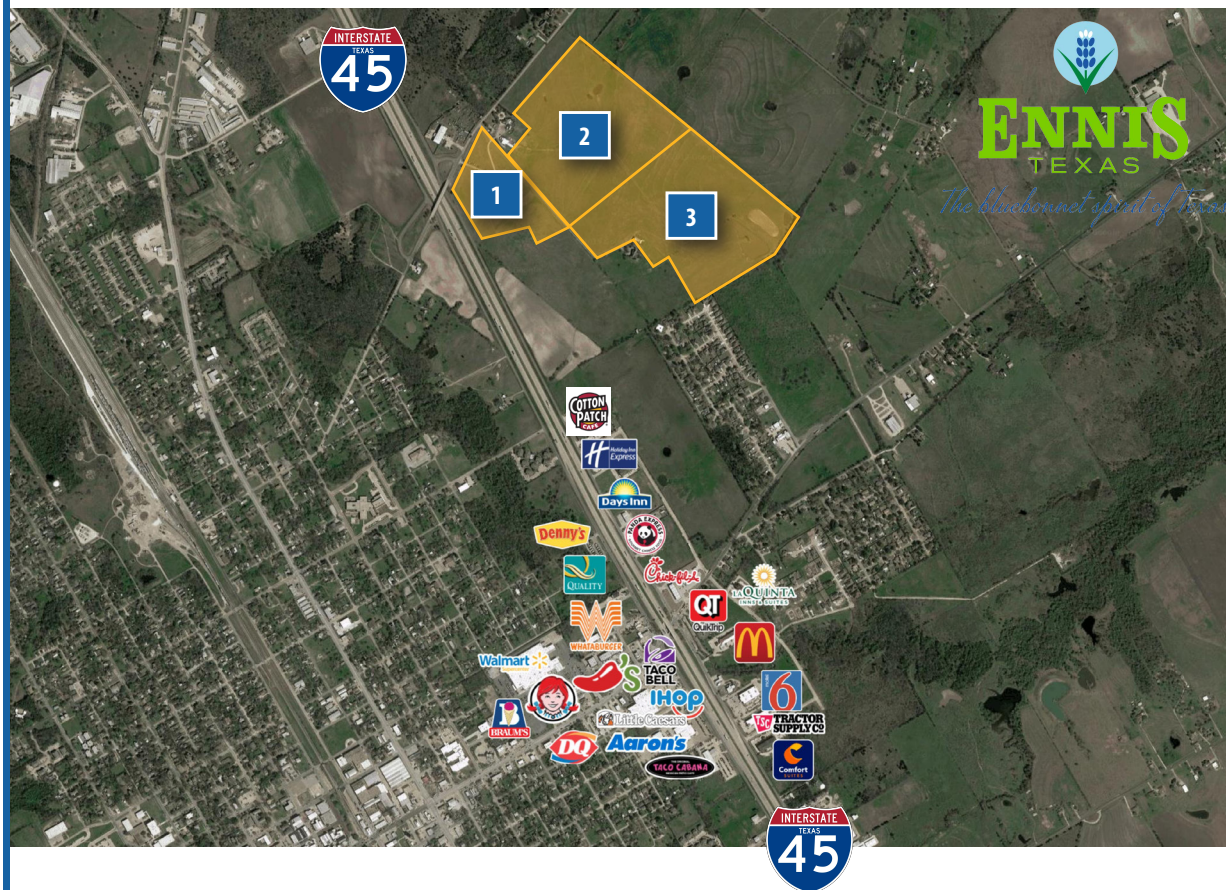




MIXED USE OPPORTUNITIES - Near Chick-fil-A, Cotton Patch

SEC of Crisp Road and Interstate 45 | Ennis, Texas 75119



AVAILABLE SPACE

Site 1: Mixed Use, 19 Acres

Site 2: Phase 1, 49 Acres

Site 3: Phase 2, 58 Acres

RATES | NNN & PRICE

Call for pricing

TRAFFIC COUNTS

Interstate 45 – 40,225 AADT

Source: TXDOT 2013

PROPERTY INFORMATION

- 7 commercial pad sites available
- Close proximity to national retailers and restaurants
- Benefits from excellent visibility and high traffic counts along Interstate 45

DEMOGRAPHICS (based on 2019 data)

Variable	Community Population	RTA
2019 Population	20,422	43,369
Average HH Income	\$72,864	\$74,642
Median Age	33.66	35.74

* RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.

CONTACT

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662.231.0608

Marty Nelson
Economic Development
mnelson@ennistx.gov
972.921.4794

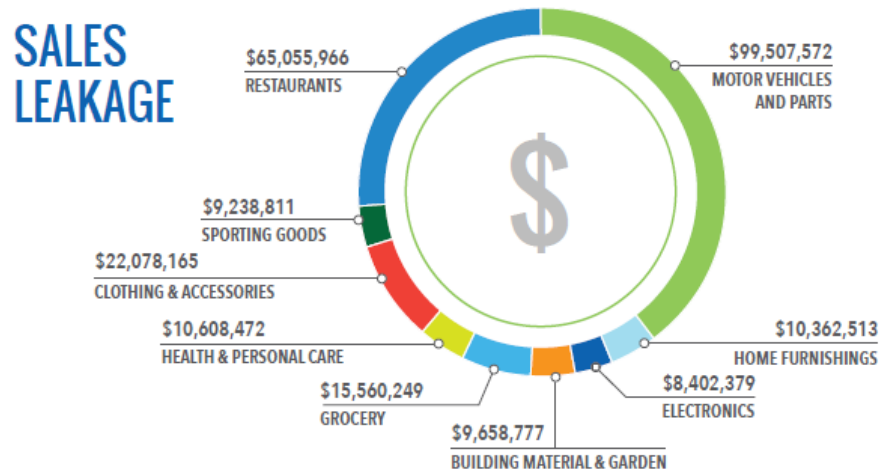
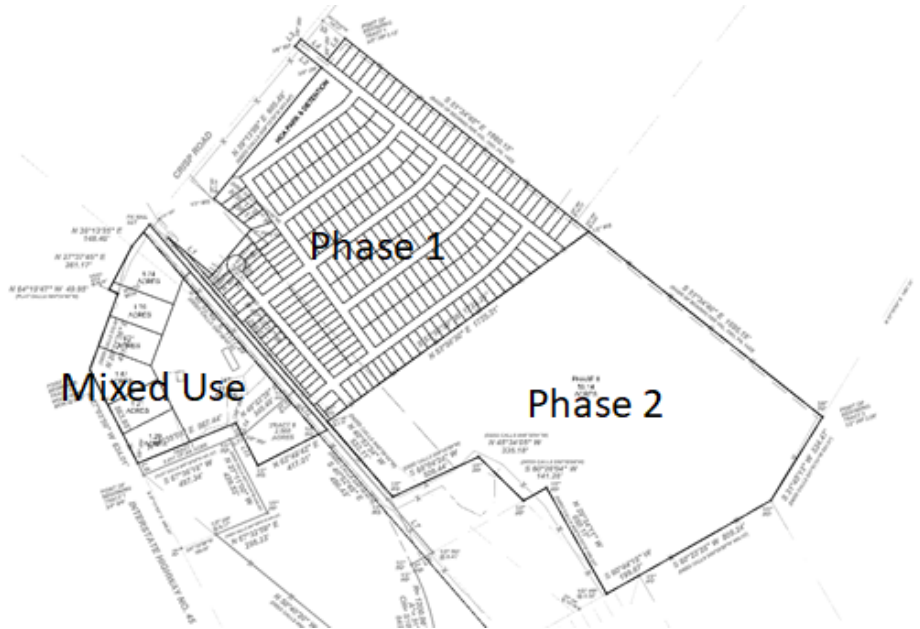
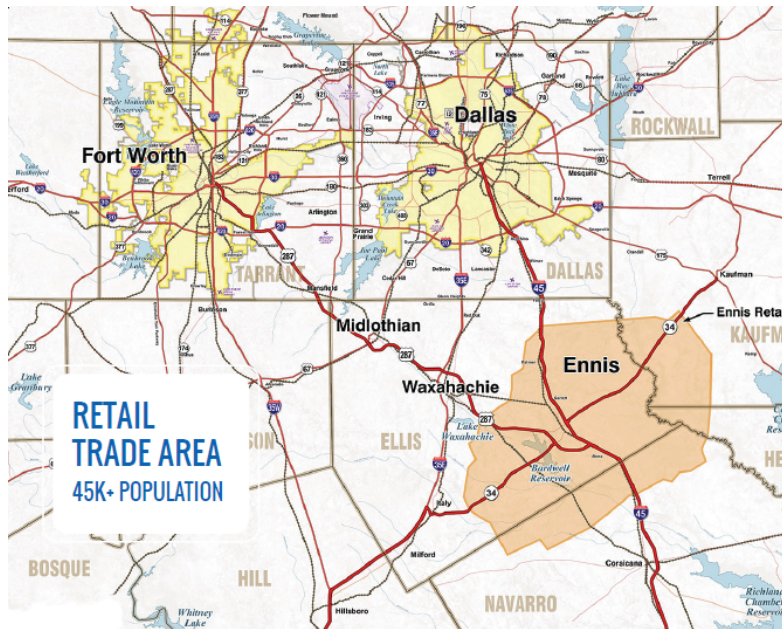
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